



COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

CITY HALL  
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Housing Policy Department  
Received on:

MAR 23 2012

March 21, 2012

Ms. Melinda Benson  
Housing Policy Specialist  
Division of Housing Policy Development  
California Department of Housing and Community Development  
1800 3rd Street  
P.O. Box 952053  
Sacramento CA 94252-2053

Dear Ms. Benson,

Enclosed please find our Annual Housing Element Report which is due April 1, 2011. If you have any questions, please contact me at (408)777-3251 or [verag@cupertino.org](mailto:verag@cupertino.org).

Thank you for your assistance.

Sincerely,

CITY OF CUPERTINO

  
Vera Gil  
Senior Planner

(CCR Title 25 §6202 )

City of Cupertino

Jan-11 - 1-Dec-11

## Table A

### Very Low-, Low-, and Mixed-Income Multifamily Projects

[illegible]

\* Note: These fields are voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Cupertino  
Reporting Period Jan-11 - 1-Dec-11

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	
No. of Units Permitted for Above Moderate	34	0	0	3	0	37	

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

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Table B

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009	2010	2011	2012	2013	2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	0	9	0	13	0					22	319
	Non-deed restricted	0	0	0	0	0						
Low	Deed Restricted	0	8	0	8	0					16	213
	Non-deed restricted	0	0	0	0	0						
Moderate	Deed Restricted	31	27	0	0	0					58	185
	Non-deed restricted	0	0	0	0	0						
Above Moderate		357	264	3	37	37					526	-169
Total RHNA by COG. Enter allocation number.		1,170										
Total Units		216	308	3	58	37					622	548
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

# ANNUAL ELEMENT PROGRESS REPORT

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Table C  
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 1: Zoning and Land Use Changes	7.98 acres	2010	Completed.
Program 2: 2nd Dwelling Unit Ordinance	25 units	Ongoing	Ongoing.
Program 3: Encourage Lot Consolidation	N/A	Ongoing	Ongoing.
Program 4: Housing Mil. Plan - Office and Indus.	N/A	Ongoing	Ongoing.
Program 5: Housing Mitigation Program - Residential	N/A	Ongoing	Ongoing.
Program 6: Affordable Housing Fund	N/A	Ongoing	Program continues to operate.
Program 7: Mortgage Credit Certificate Program	1-2 Households Annually	2009-2014	Ongoing.
Program 8: Move-In for Less Program	N/A	2009-2014	Ongoing.
Program 9: Surplus Property for Housing	N/A	2009-2014	Ongoing.
Program 10: Jobs/Housing Balance Program	N/A	2009-2014	Ongoing. Housing Element that complies with ABAG RHNA
Program 11: Affordable Housing Information and Support	N/A	2009-2014	Program continues to operate.
Program 12: Density Bonus Program	N/A	Ongoing	Program continues to operate.
Program 13: Regulatory Incentives for Affordable Housing	N/A	2009-2014	The City continues to waive park dedication fees and provide parking ordinance waivers for affordable developments.
Program 14: Extremely Low-Income Housing	N/A	Ongoing	The city continues to encourage the development of extremely low income housing.
Program 15: Residential and Mixed Use Opportunities in or Near Employment Centers	N/A	2009-2014	Program continues to operate.
Program 16: Expedited Permit Procedures	N/A	Ongoing	Program continues to operate.
Program 17: Redevelopment Housing Set Aside Fund	\$518,000 over the planning period	No longer avail.	State of California dissolved RDAs
Program 18: Flexible Residential Standards	N/A	Ongoing	Flexible residential standards continue to be offered.
Program 19: Residential Development Exceeding Maximums	N/A	Ongoing	Ongoing.
Program 20: Monitor R-3 Development Standards	N/A	Every 2 years	Continue to monitor.

# ANNUAL ELEMENT PROGRESS REPORT

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Jurisdiction		City of Cupertino	
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Program 21: Clarify Language of Planned Dev. District	N/A	2010	Completed.
Program 22: Apartment Acquisition and Rehabilitation	3-5 units annually	Ongoing	The City continues to assist non-profits with the purchase of apartment units and rehabilitation of these units.
Program 23: Preservation of "At Risk Units"	N/A	2009-2014	The City continues to work with property owners to preserve at risk units.
Program 24: Condo Conversion	N/A	Ongoing	The City has a Condominium Conversion Ordinance which it continues to maintain.
Program 25: Rental Housing Preservation	N/A	Ongoing	The rental preservation program continues to operate.
Program 26: Conservation and Maintenance of Affordable Housing	N/A	2009-2014	The City continues to encourage home owners to maintain their homes through established programs.
Program 27: Neighborhood and Community Clean Up Campaigns	N/A	Ongoing	The Environmental Services division organizes a city-wide garage sale to encourage reuse of items which ordinarily might end up in the landfill. Also, they organize community creek clean-up campaigns.
Program 28: Energy Conservation Opportunities	N/A	2009-2014	Title 24 and new Cal Green Building Code continues to be enforced. The City is also in the process of adopting a Green Building Ordinance to encourage energy
Program 29: Fee Waivers or Reduction for Energy Conservation	N/A	Ongoing	The continues to consider whether to reduce or waive fees for energy conservation efforts.
Program 30: Energy Efficiency Audits	N/A	Ongoing	Energy audits are offered through an ARRA grant by the Public Information Office through a contract with Actera.
Program 31: Energy Conservation in Residential Development	N/A	Ongoing	The City has a sustainability coordinator who encourages energy conservation and assists developers.
Program 32: Emergency Shelters	N/A	2009-2010	Completed
Program 33: Rotating Homeless Shelter	N/A	Ongoing	Program will begin again in March 2012.
Program 34: Transitional and Supportive Housing	N/A	2009-2010	Zoning ordinance has been revised to define transitional and supportive housing.
Program 35: Catholic Social Services	N/A	Ongoing	Catholic Charities of San Jose continues to be funded by the Urban County CDBG program. The agency provides shared housing matches for single parents, etc.
Program 36: Flexible Parking Standards	N/A	Ongoing	The City continues to consider off street parking on a case-by-case basis for senior housing, group homes, affordable housing, transit oriented or similar projects.
Program 37: Santa Clara County Fair Housing Consortium	N/A	Ongoing	The City continues to participate in the Fair Housing Consortium.
Program 38: Fair Housing Outreach	N/A	Ongoing	The City continues to provide fair housing outreach in the community through ECHO Housing.
Program 39: Reasonable Accommodation	N/A	2010	The City has adopted a written reasonable accommodation policy and revised the relevant ordinances to refer to the policy.
Program 40: Coordination with Local School Districts	N/A	2009-2014	We coordinate with the schools when housing developments are proposed and prepare detailed analysis of impacts. Also, we meet with them on an as-needed basis to discuss other forms of assistance e.g. funding of school crossing guards.

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction City of Cupertino

Reporting Period Jan-11 - 1-Dec-11

General Comments:

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